

LAKE COUNTY ZONING BOARD

June 6, 2007

AGENDA

The Lake County Zoning Board will hold a public hearing at **9:00 a.m., on Wednesday, June 6, 2007**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on Tuesday, June 26, 2007, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill, Vice-chairman	District 1
Ms. Elaine Renick	District 2
Ms. Debbie Stivender	District 3
Ms. Linda Stewart	District 4
Mr. Welton G. Cadwell, Chairman	District 5

ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Ms. Phyllis Patten	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Larry Metz, School Board Representative	
Mr. Mark Wells, At-Large Representative	
Mr. John Childers, Ex-Officio, Non-Voting Military Representative	

COUNTY REPRESENTATIVES

Ms. Cindy Hall, County Manager
Mr. Sanford A. Minkoff, County Attorney
Ms. Melanie Marsh, Deputy County Attorney
Ms. LeChea Parson, Assistant County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Ms. Carol Stricklin, AICP, Director, Department of Growth Management
Ms. Amye King, AICP, Deputy Director, Department of Growth Management
Mr. R. Wayne Bennett, AICP, Planning Director, Division of Planning & Community Design
Mr. Brian Sheahan, AICP, Chief Planner, Division of Planning & Community Design
Mr. Alfredo Massa, Chief Planner, Division of Planning & Community Design
Mr. Rick Hartenstein, Senior Planner, Division of Planning & Community Design
Ms. Stacy Allen, Senior Planner, Division of Planning & Community Design
Ms. Karen Ginsberg, Senior Planner, Division of Planning & Community Design
Ms. Karen Rosick, Planner, Division of Planning & Community Design
Ms. Denna Levan, Planner, Division of Planning & Community Design
Ms. Mary Harris, Associate Planner, Division of Planning & Community Design Division
Ms. Sherie Ross, Public Hearing Coordinator, Division of Planning & Community Design

LAKE COUNTY ZONING BOARD
June 6, 2007
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
June 26, 2007

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
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CONSENT AGENDA:

The Consent Agenda contains items which are recommended for approval and which are not controversial. The Zoning Board / BCC will adopt the entire consent agenda in one motion if no one from the Board or audience has questions, concerns or objections. An item may be removed from the Consent Agenda for a full public hearing at the request of any Commissioner, staff member or member of the public.

CONSENT AGENDA:

PH#25-07-2	Bishop of the Diocese of Orlando Thomas Wenski	1	#38-07-CFD 30-day Continuance
PH#27-07-3	Donald L. Markey	2	#39-07-CFD
PH#59-05-3	Murry & Marsha Crawley Steven J. Richey, P.A.	9	#64-05-PUD <u>WITHDRAWN</u>

Revocation of Conditional Use Permits:	10	#41-07-CUP/REV
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CUP#99/2/1-5	L.J. Norman
CUP#516-3	J & H Investments of Clermont Inc.
CUP#98/11/3-2	Sherry Jean Turner
CUP#93/6/3-1	Carol Ann Hudson
CUP#697-5	Herschel & Earlene Locke
CUP#94/1/1-2	William T. Marshall
CUP#840-4	DTZ, Inc. Clay Reynolds III
CUP#89/3/5-1	Carl W. Stewart Jr.
CUP#97/4/1-3	Philip & Anita Jones

REGULAR AGENDA – OPEN FOR DISCUSSION:

PH#24-07-1	Community Wesleyan Church	3	#36-07-CFD
CUP#07/5/1-2	Alex J. MacDonell Jr.	4	#31-07-CUP
PH#28-07-2	Summer Bay John F. Adams, R J Whidden & Associates	5	#40-07-PUD/DRI/AMD
PH#22-07-2	F & J Developers LLC Franco Scala	6	#32-07-PUD
PH#26-07-5	Paisley Fire District Rob Richardson, Lake County Public Safety	7	#33-07-CFD
PH#50-06-2	Clonts Grove Inc. Cecelia Bonifay, Esquire	8	#94-06-PUD

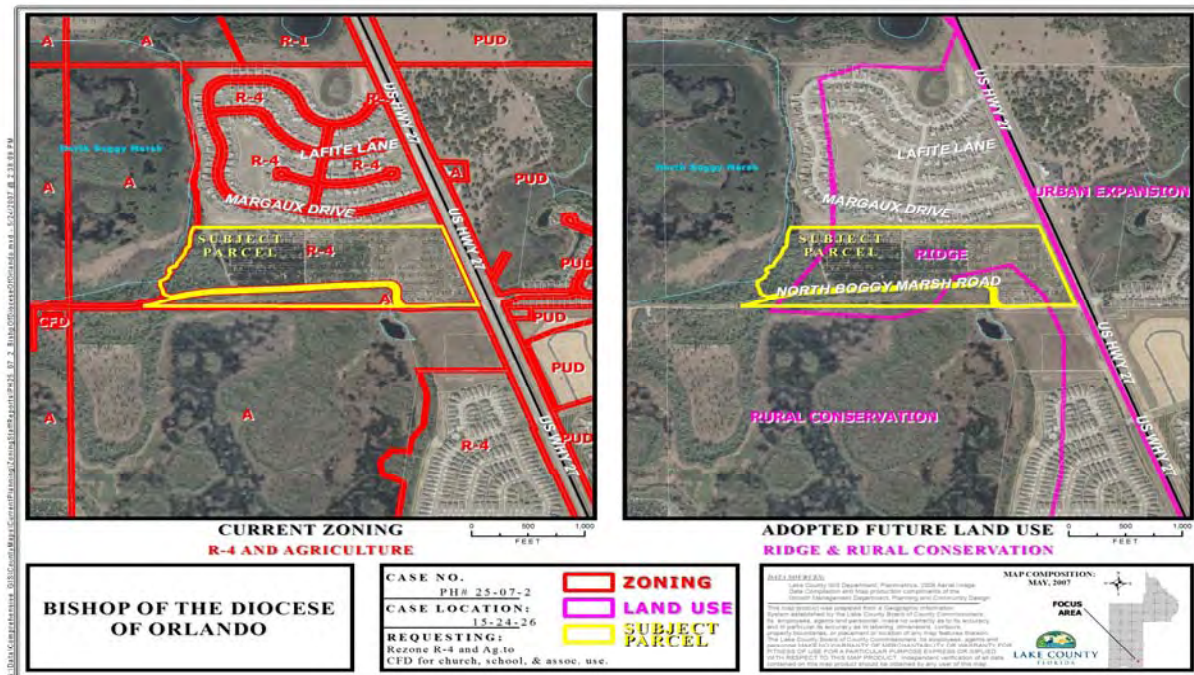
TRACKING NO.: #38-07-CFD

CASE NO: PH#25-07-2

AGENDA NO: #1

OWNER: Bishop of the Diocese of Orlando
REPRESENTATIVE: Thomas Wenski, Bishop

GENERAL LOCATION: South Lake County area – Property lying W of US Hwy 27 and N & S of N Boggy Marsh Road.



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from R-4 (Medium Suburban Residential) and A (Agriculture) to CFD (Community Facility District) for religious/educational purposes and associated uses, including without limitation: church services, school, classrooms, overnight retreats, elderly housing, community outreach, entertainment/fundraising events, playfields, sports facilities with exterior lighting, parking, amphitheaters, stadiums, parks, food service and vending.

SIZE OF PARCEL: 50 +/- acres

FUTURE LAND USE: Green Swamp Area of Critical State Concern, Ridge and Rural Conservation

STAFF'S RECOMMENDATION: 30-day continuance until July, pending further information

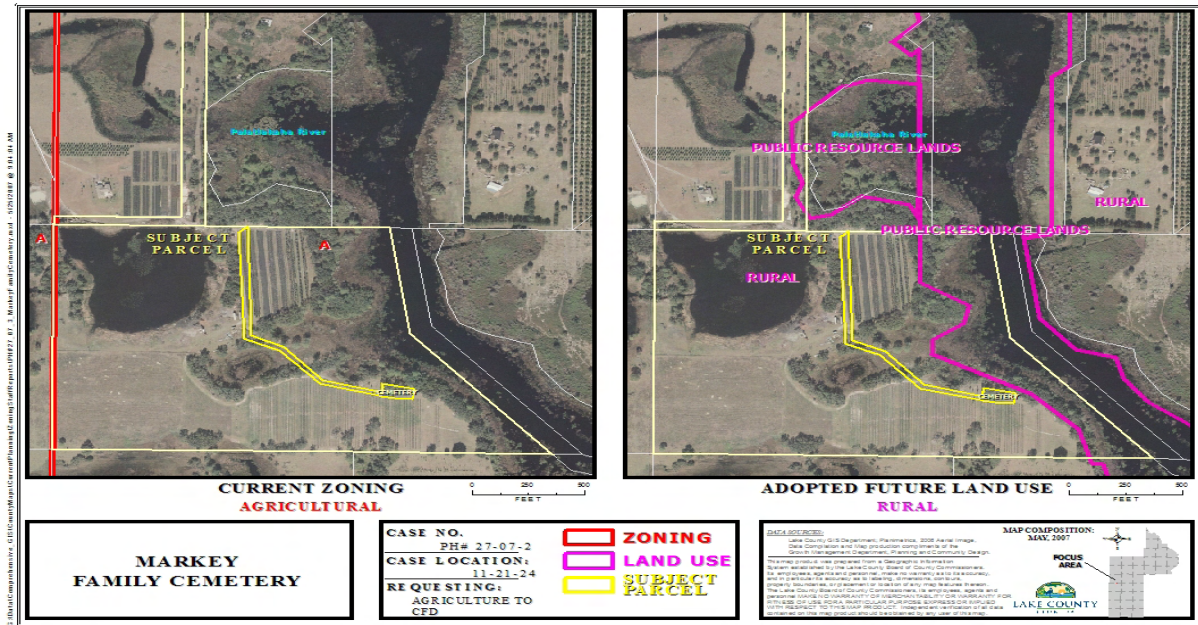
TRACKING NO.: #39-07-CFD

CASE NO: PH#27-07-3

AGENDA NO: #2

OWNER: Donald L. Markey

GENERAL LOCATION: Property lying S of Austin Merritt Road / Bridges Road and E of CR 33.



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: Rezone from A (Agriculture) to CFD (Community Facility District) for future use as a family cemetery on a portion of the site, as conditioned with a Conditional Use Permit.

SIZE OF PARCEL: 51.43+/- acres

FUTURE LAND USE: Rural

STAFF'S RECOMMENDATION: Approval to CFD with a Conditional Use Permit with conditions

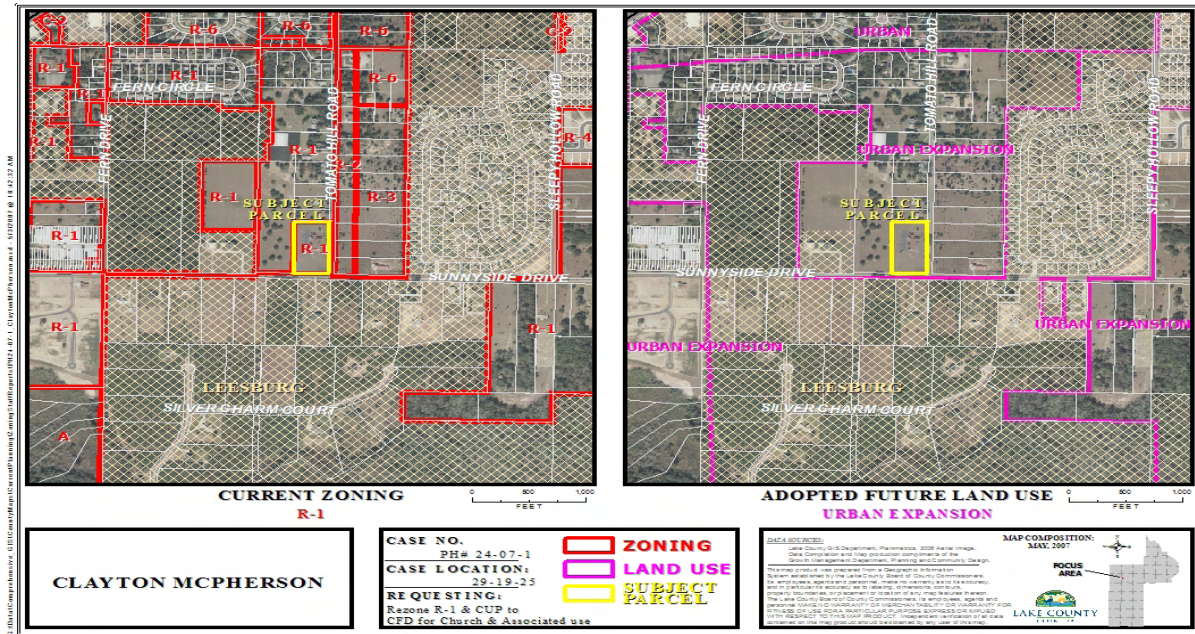
ZONING BOARD RECOMMENDATION:

CASE NO: PH#24-07-1

AGENDA NO: #3

OWNER: Community Wesleyan Church
REPRESENTATIVE: Clayton McPherson

GENERAL LOCATION: Leesburg Area – Property lying NW of the intersections of Sunnyside Drive and Tomato Hill Road.



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from R-1 (Rural Residential) to CFD (Community Facility District) and revoke CUP#510-1 to allow for the continued use of the site for a church with classrooms and expand the use of the facility to include week-long activities.

SIZE OF PARCEL: 5 +/- acres

FUTURE LAND USE: Urban Expansion

STAFF'S RECOMMENDATION: Approval with conditions

ZONING BOARD RECOMMENDATION:

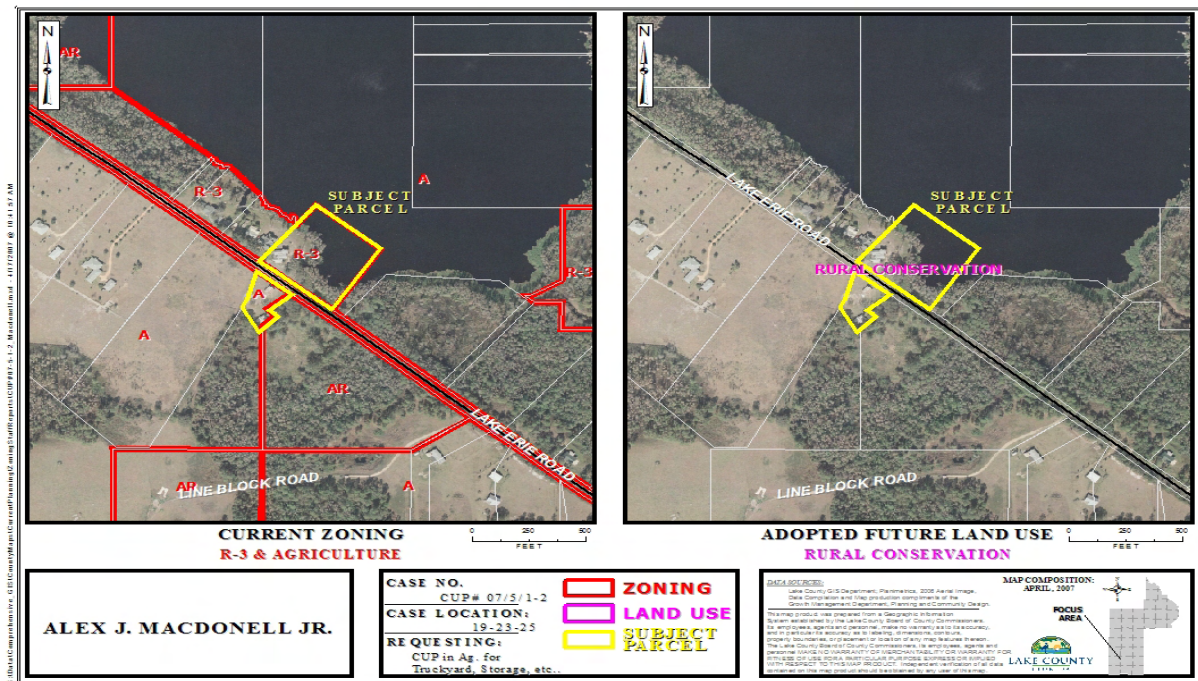
TRACKING NO.: #31-07-CUP

CASE NO: CUP#07/5/1-2

AGENDA NO: #4

OWNER: Alex J. MacDonell Jr.

GENERAL LOCATION: Green Swamp Area – Property lying N and S of Lake Erie Road and W of SR 33.



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for a Conditional Use Permit in A (Agriculture) and R-3 (Medium Residential) to allow for a truck yard and outdoor storage of materials associated with the use.

SIZE OF PARCEL: 5 +/-acres

FUTURE LAND USE: Green Swamp Area of Critical State Concern / Rural Conservation

STAFF'S RECOMMENDATION: Denial

ZONING BOARD RECOMMENDATION:

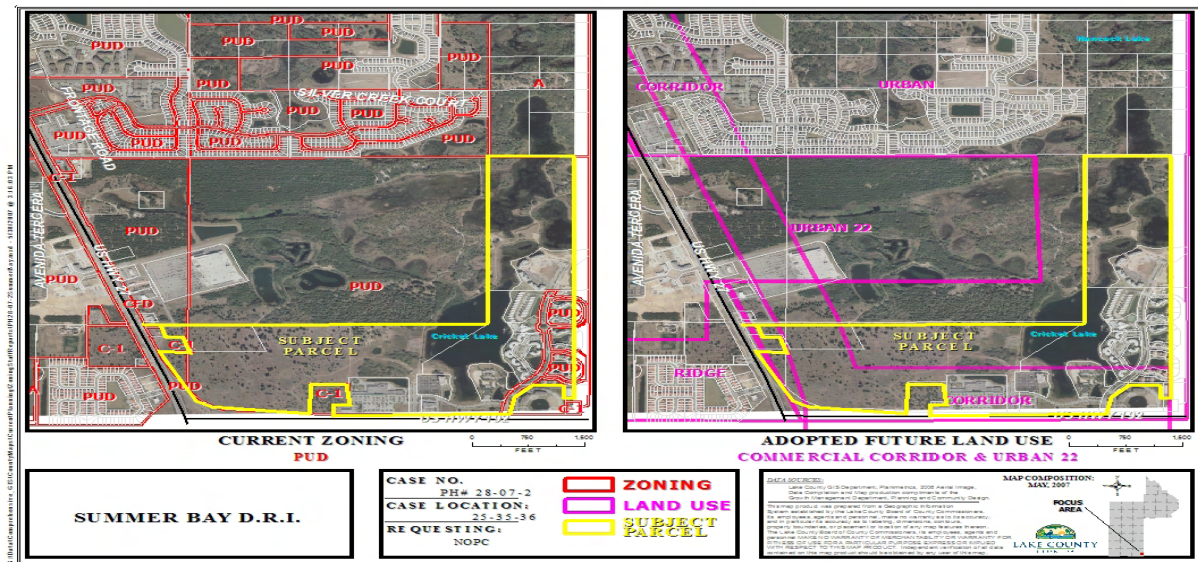
CASE NO: PH#28-07-2

AGENDA NO: #5

OWNER: Summer Bay

REPRESENTATIVE: John F. Adams, RJ Whidden & Associates

GENERAL LOCATION: Four Corners area – Property lying NE of US 27 and US 192 (N of Polk County / Lake County line).



APPLICANT'S REQUEST: A request for an amendment to the DRI (Development of Regional Impact) and PUD (Planned Unit Development) development orders to increase the acreage from 308 acres to 351.82 acres by adding two tracts totaling 43.5 acres and rezoning these from Agriculture and C-2 (Community Commercial) to PUD; decrease the residential units from 2,215 to 1,651; increase the square footage of retail/commercial services from 280,020 square feet with 1400 parking spaces to 835,222 sq ft with 4,176 parking spaces; increase retail/service acreage from 29.8 acres to 79.0 acres; decrease hotel use from 486 rooms to 203 rooms; extend the build-out date to 2015; extend the restriction on down-zoning to ten years from the Effective date of the Development Order.

SIZE OF PARCEL: 351.82 +/-acres

FUTURE LAND USE: Urban with Commercial Corridor Overlay

STAFF'S RECOMMENDATION: Denial

ZONING BOARD RECOMMENDATION:

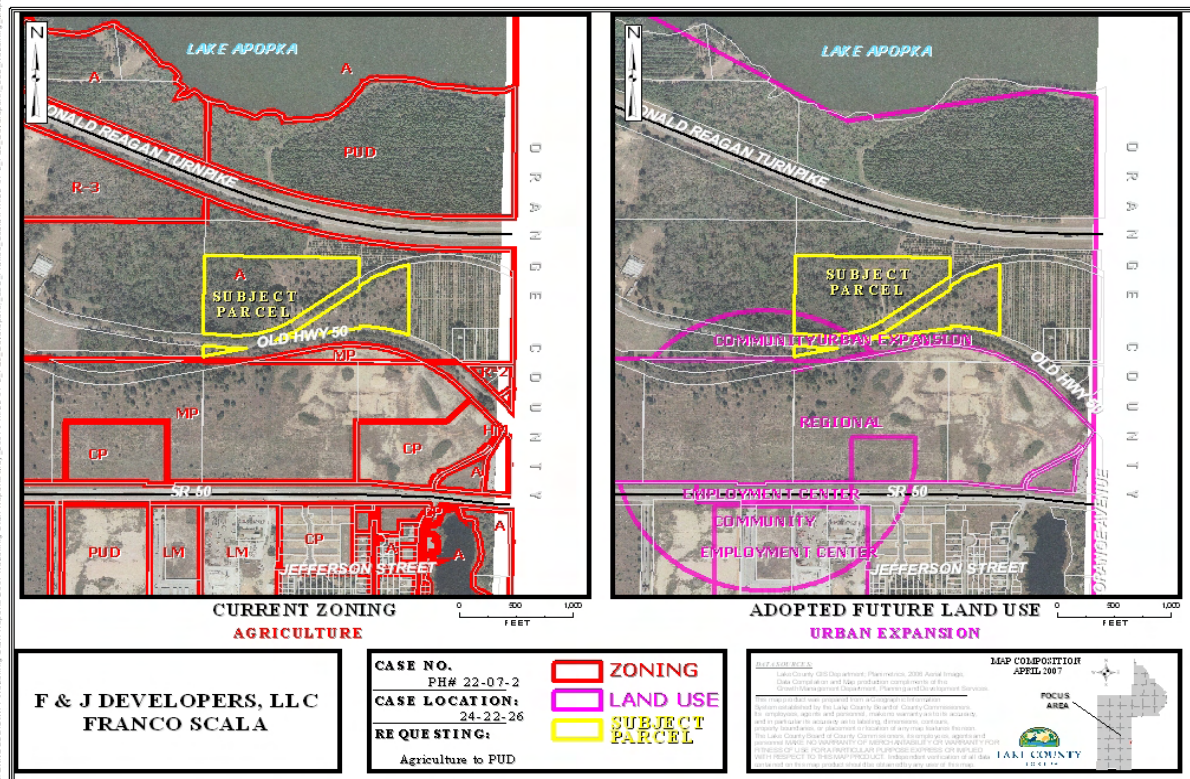
TRACKING NO.: #32-07-PUD

CASE NO: PH#22-07-2

AGENDA NO: #6

OWNER: F & J Developers, LLC
REPRESENTATIVE: Franco Scala

GENERAL LOCATION: Montverde area – Property lying between Ronald Reagan Turnpike and Old Hwy 50.



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to PUD (Planned Unit Development) for construction of a residential development consisting of thirty (30) single-family residential units and fifty-eight (58) residential town homes.

SIZE OF PARCEL: 28.4 +/- acres

FUTURE LAND USE: Urban Expansion / Community Commercial

STAFF'S RECOMMENDATION: Approval, as conditioned

ZONING BOARD RECOMMENDATION:

TRACKING NO.: #94-06-PUD

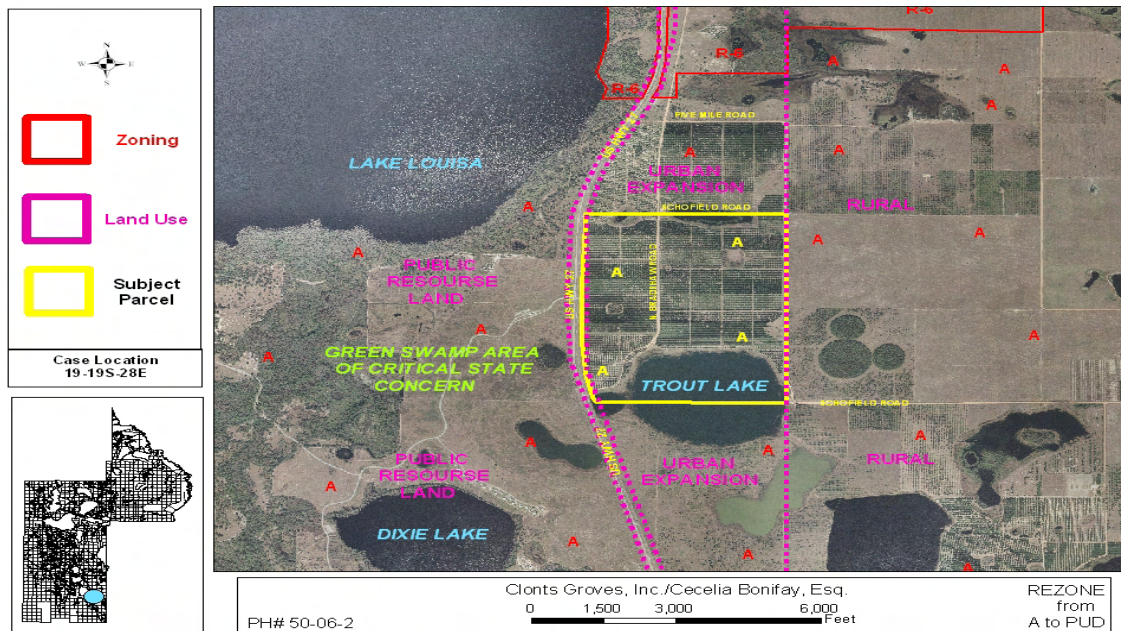
CASE NO: PH#50-06-2

AGENDA NO: #8

OWNER: Clonts Grove

REPRESENTATIVE: Cecelia Bonifay, Esq., Akerman Senterfitt

GENERAL LOCATION: Clermont area – Property located directly E of US Hwy 27, E and W of North Bradshaw Road and W of Schofield Road.



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) to PUD (Planned Unit Development) to allow construction of a single-family residential development.

SIZE OF PARCEL: 714 +/- acres

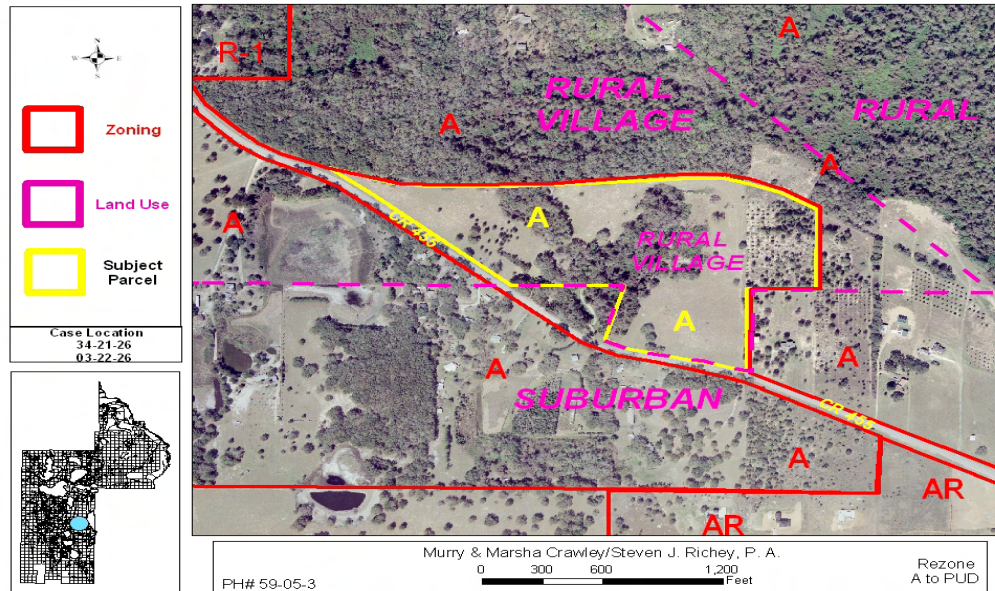
FUTURE LAND USE: Urban Expansion

STAFF'S RECOMMENDATION: Denial

ZONING BOARD RECOMMENDATION:

OWNERS: Murry and Marsha Crawley
APPLICANTS: Steven J. Richey, P.A.

GENERAL LOCATION: Montverde area – Property lying NE'ly of CR 455 and approximately 3/4 mile S of Trousdale Street.



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to PUD (Planned Unit Development) for development of a single-family residential subdivision at a density of 2 dwelling units per acre.

SIZE OF PARCEL: 74 +/- acres

FUTURE LAND USE: Rural Village

Applicant request withdrawal of this petition.

REVOCATION OF CONDITIONAL USE PERMITS

CASE NO: CUP#99/2/1-5**OWNER:** L.J. Norman**GENERAL LOCATION:** Umatilla area – From the intersection of C-450 and C-44A; W on C-450 approximately 1/4 mile to property lying N of road.**REQUEST:** Voluntary revocation of the terms and uses of CUP#99/2/1-5 (Ordinance #1999-23), formerly issued to Jack Kramer Austin, for the use of a plant nursery. (14.34 +/- acres)

CASE NO: CUP#516-3**OWNER:** J & H Investments of Clermont Inc.**GENERAL LOCATION:** Minneola area – Property lying S of N. Grassy Lake Road and E of US Hwy 27.**REQUEST:** Voluntary revocation of the terms and uses of the Conditional Use Permit for operation of a grove caretaking services. The property has been annexed into the City of Minneola per Ordinance #2000-45. (7 +/- acres)

CASE NO: CUP#98/11/3-2**OWNER:** Sherry Jean Turner**GENERAL LOCATION:** Green Swamp area – Property lying N of Oil Well Rd and E of Robin Hood Lane.**REQUEST:** Voluntary revocation of the terms and conditions of Conditional Use Permit in Agriculture for temporary placement of a mobile home on site with an existing residence for the care of an infirm relative. The mobile home is no longer needed and removed from the premises. (5 +/- acres)

CASE NO: CUP#93/6/3-1**OWNER:** Carol Ann Hudson**GENERAL LOCATION:** Fruitland Park area – Property lying E of CR 468 and S of South Avenue and N of Marcella Way.**REQUEST:** Voluntary Revocation of the terms and conditions of the Conditional Use Permit in Agriculture for a caretaker's residence for foliage business. Trailer is no longer on property. (8.5 +/- acres)

CASE NO: CUP#697-5**OWNER:** Herschel & Earlene Locke**GENERAL LOCATION:** Umatilla area – Property lying SE of the intersection of CR 439 and Will Murphy Rd and W'ly of Briarwood Drive.**REQUEST:** Voluntary revocation of the terms and conditions of the Conditional Use Permit for a home occupation to operate a real estate office. The business is no longer in use. (5.04 +/- ac)

PUBLIC HEARING NO.: CUP#94/1/1-2 (William T. Marshall)

LEGAL DESCRIPTION: E 1/4 of N 1/2 of NW 1/4 of SE 1/4 of Sec 28 Twp 21S Rge 25E.

GENERAL LOCATION: Groveland area – Property lying S of Garden Way Rd and E of South O'Brien Road.

REQUEST: Voluntary revocation of the terms and uses of Conditional Use Permit in Agriculture for a packing shed, use is no longer there. (5.10 +/-ac)

CASE NO: CUP#840-4

OWNER: DTZ, Inc. Clay Reynolds III

GENERAL LOCATION: East Lake County / Pine Lakes / Pine Hills area – From the intersection of Pine Rd and SR 44, proceed E along Pine Road to the end along Pine Rd, thence S and E to the property lying S of Pine Rd (non-county maintained road).

REQUEST: Voluntary revocation of the terms and conditions of the Conditional Use Permit for a private airstrip facility, the airport is no longer in use. (45 +/-acres)

CASE NO: CUP#89/3/5-1

OWNER: Carl W. Stewart Jr.

GENERAL LOCATION: Leesburg area – Property lying W of the intersection of Flatwoods Road and Casteen Road, W along Casteen Road to property lying N of the road and N of Airway Road.

REQUEST: Voluntary revocation of terms and uses of the CUP (issued to Carl & Sharleen Stewart / Timber Land Farms) for construction of a radio tower for on-site communications. Tower is no longer on site.

CASE NO: CUP#97/4/1-3

OWNER: Philip & Anita Jones

GENERAL LOCATION: Lake Jem area – Property lying at the SE corner of Lake Jem Road and Palm View Circle.

REQUEST: Voluntary revocation of the terms and conditions of Ordinance #1997-31 (formerly issued to James & Dorothy Best) for the keeping of pet wallabies on the site with a single-family residence. (10 +/-acres)
